MARYLAND HISTORICAL TRUST
NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ___

no ___

Property Name: Glenmont Commercial and Civic District Inventory Number: M:31-30

Address: 12251-12361 Georgia Avenue and 2300-2301 Randolph Road   City: Silver Spring (Glenmont Vicinity)   Zip Code: _____

County: Montgomery   USGS Topographic Map: Kensington

Owner: Various

Tax Parcel Number: _____ Tax Map Number: JQ13 ____ Tax Account ID Number: _____

Project: MD 97 (Georgia Avenue) at Randolph Road   Agency: FHWA/SHA

Site visit by MHT Staff: _X_ no   ___yes   Name: _____ Date: _____

Eligibility recommended _____   Eligibility **not** recommended _X_

Criteria: _X_ A ____ B _X_ C ____ D   Considerations: ___A ___B ___C ___D ___E ___F _X_ G ___None

Is the property located within a historic district? _X_ no ____yes Name of district: _____

Is district listed? ___no ___yes Determined eligible? ___no ____yes   District Inventory Number: _____

Documentation on the property/district is presented in: Project Review and Compliance Files

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Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)* See attached MIHP form for Glenmont District.

Taken together, these buildings represent the development of the Glenmont area in a ten-year period from 1953 through 1963. Because there was no single guiding plan, but several independent visions of how the buildings should relate to one another, the Glenmont Commercial and Civic District does not form a cohesive unit. The district was constructed in response to the residential developments west and east of the Georgia Avenue and Randolph Road intersection. However, the advertising literature for the Glenmont Village does not mention that a commercial area is easily available or planned as part of the housing development. While the Glenmont Commercial and Civic District contain examples of early 1960s roadside architecture, the entire district cannot be characterized as a model of a new suburban town. Thus Glenmont is not a stand-alone example of suburban development (Criterion A, history of Post-World War II suburban development), nor is its architecture so exemplary that it meets the requirements for architecture (Criterion C – architecture). Furthermore, because the buildings are less than fifty years of age, Criterion Consideration G, Properties That Have Achieved Significance Within The Past Fifty Years, must also be considered. Unknown architects designed the buildings in the Glenmont Shopping Center Arcade and the Glenmont Auto Service station; while the police and fire stations were designed by architects of local significance. Because the District lacks significance under Criteria A or C or Criterion Consideration G of the National Register of Historic Places, it is not eligible for inclusion in the National Register.

Prepared by: Anne E. Bruder, M.Arch.H., SHA   Date Prepared: October 9, 2001

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____   Eligibility not recommended ___ X ___

Criteria: ___A ___B ___C ___D   Considerations: ___A ___B ___C ___D ___E ___F ___G ___None

Comments: _____ ✓-entered

Andrew Lewis

Reviewer, Office of Preservation Services   11/13/01   Date

signature

Reviewer, NR Program   11/16/01   Date

200103761

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M:31-30

1. Name of Property   (indicate preferred name)

historic	Glenmont Commercial and Civic District
other	

2. Location

street and number	12251-12361 Georgia Avenue and 2300-2301 Randolph Road	__ not for publication
city, town	Silver Spring (Glenmont Vicinity), Maryland	X_ vicinity
county	Montgomery	

3. Owner of Property   (give names and mailing addresses of all owners)

name	Various, see continuation sheet, Item #3
street and number	telephone
city, town	state zip code

4. Location of Legal Description

courthouse, registry of deeds, etc.	Montgomery County Courthouse		liber	folio
city, town	Rockville, MD	tax map JQ13 tax parcel		tax ID number

5. Primary Location of Additional Data

_____ Contributing Resource in National Register District
_____ Contributing Resource in Local Historic District
_____ Determined Eligible for the National Register/Maryland Register
_____ Determined Ineligible for the National Register/Maryland Register
_____ Recorded by HABS/HAER
_____ Historic Structure Report or Research Report at MHT
_____ Other:_____

6. Classification

Category	Ownership	Current Function		Resource Count		
X_ district	____public	____agriculture	____landscape	Contributing	Noncontributing	
____building(s)	____private	X_ commerce/trade	____recreation/culture	_6____	_0____	buildings
____structure	X_ both	____defense	____religion	_____	_____	sites
____site		____domestic	____social	_____	_____	structures
____object		____education	____transportation	_____	_____	objects
		____funerary	____work in progress	_6____	_____	Total
		X_ government	____unknown			
		____health care	____vacant/not in use	**Number of Contributing Resources**		
		____industry	____other:	**previously listed in the Inventory**		
				_0____		

Condition

___ excellent	___ deteriorated
X_ good	___ ruins
___ fair	___ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Summary:

Deliberate suburban development began in earnest in 1949 in the village known as Glenmont, Montgomery County as construction began in two developments, Glenmont Village and Glenmont Forest (M:31-20). Prior to that time, the area had been farmland with a scattering of suburban dwellings. In response to the new housing boom, civic and commercial structures soon followed. Between 1953 and 1963, the Kensington Volunteer Fire Department, the Glenmont Land and Development Corporation, the Montgomery County Police Department and three oil companies, American, Esso[1] and U.S. Petroleum, constructed gas, police and fire stations and a shopping center on the east side of Georgia Avenue at its intersection with Randolph Road. Already established was the Glenmont Elementary School (M:31-14) and two nearby churches, St. Andrews Lutheran and Glenmont United Methodist Churches. Construction of these community structures gave Glenmont a central locus which formed the civic and commercial core of Glenmont. Such development was typical for Montgomery County's suburban landscape following World War II.

Kensington-Glenmont Fire Station No. 18 – designed by Architect Ted Englehardt, the building is a large Colonial Revival wing-and-gable building. The gable portion contains a 2-bay garage which holds the pumper (or engine) and the hook and ladder (or basket) trucks. The upper portion of the gable has a three-part Palladian window. The wing section of the building contains the Captain's office, a locker room, and the station's operations office on the ground floor. The second floor is accessed from a central passage by a terrazzo tile and a metal handrail stairway. On the second floor are a kitchen, dining and living room, and sleeping quarters for 18 in 2 bunkrooms. The building has central heat and air conditioning, but these were added in 1998. The exterior of the building is of brick construction, and contains an exterior chimney and a clock tower, although the clock does not work.

Glenmont Shopping Center: The Glenmont Land and Development Corporation began construction of the Shopping Center in 1956. The maps and plats show a one story, twenty-space mall, including large spaces for a grocery and a drug store at the western end, with additional space for smaller shops and restaurants at the east end of the mall. In its original construction, each store had large plate glass display windows held in by tubular aluminum, known as an "open design," with a flat roof and a parapet extending above. The roof plane also extends over the front façade to form a flat canopy to shelter customers from the elements and allow comfortable movement from one store to the next. Metal posts support the canopy at the edge of the sidewalk. The builders angled the Center and placed the parking lot in front of the strip of stores in order to catch the eye of the shopper from Georgia Avenue. The parking area also has its own interior road system which allows ingress to the stores or egress to either Georgia Avenue or Randolph Road. One shopping area, the "Arcade," consists of eleven shop spaces for one-person businesses. This section of the Center is perpendicular to the main pile of stores. Within the Arcade, the various storefronts are angled panes of glass, terrazzo tile flooring, and concrete or brick supports. In the basement of the Arcade is a 24-lane bowling alley, Glenmont Bowling Alley. This portion of the Center retains its late 1950s signage, showing the words "Arcade" and "Bowling" in neon lights. The signage is supported on either individual blocks or by a rod on the canopy, which is higher than the other portions of the Center. The 1957 Sanborn Mapbook indicates that the shopping center contained the bowling alley, a dry cleaners, a hardware or paint store and a restaurant next to the arcade. By 1962, the shopping center included a hairstylist, barber shop, shoe service, insurance agency, the Glenmond Inn Restaurant, a Chinese restaurant, a hardware story, a savings and loan association, a High's Dairy Store, a glass and mirror store, a bicycle store, a People's Drug Store which housed the Post Office Station No. 7 and a Grand Union Supermarket. The Grand Union and the People's Drug appear to be constructed later than the Arcade area. The Grand Union Supermarket, which was part of a New Jersey grocery store chain, reflects the corporate model – an arched roof above a glass and brick façade on a concrete foundation. The main entrance is perpendicular to the store's front by a width of one bay. The chain closed in Washington metropolitan area in the mid-1970s. Magruders Supermarket took over, and constructed a mansard-type addition which obscures the barrel vault of the original store. In the early 1990s, the CVS chain acquired Peoples Drugstores, and that required an alteration of the store's front. During the same time, a portion of the Shopping Center was renovated. In the section next to the Arcade, the awning has been covered and incorporated into a gable roof system, and brick surrounded the metal posts. By extending the height of the wall above the awning, the shop owners acquired additional advertising space for their signs. The Shopping Center was extended in the late 1970s to form an "L" at the east end.

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[1] Now known as Exxon.

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M:31-30

Name   Glenmont Commercial and Civic District
Continuation Sheet

Number _7_ Page 1

The Montgomery County Police Station, 4th District: The architectural firm, Bagley, Soule & Associates of Chevy Chase designed the 4th District building in 1958, and construction was completed in 1959. The building has several additions, which reflect a change from the original Colonial Revival design. At the west end, the main pile is a cross-gable roof with one long wing extending west. A connector, which appears to have a flat roof and a parapet decorated with metal panels, connects the main pile with the hipped roof two-story addition. There is one outbuilding, a freestanding garage in the rear of the property. The exterior is laid in 5 course American bond brick and the roof is covered with asphalt shingles. 8 over 12 windows are in the main portion of the building, while the addition has 12 over 12 windows. The front façade of the main pile has a multi-pane transom over new metal doors, quoins and dentils in the cornice of the roof.

The Glenmont Auto Center: U.S. Petroleum, an independent oil company, constructed the gas station in 1963. It has a concrete foundation and is constructed of cement block. The office portion of the building has canted open design windows which allow for a clear view into the interior. A wrap-around garage, which is one bay wide on the south side, contains two work bays on the west side. Ribbon windows of 6 lights each form a clerestory in the rear area of the garages. There are two pump islands, one in the south and the other in the east portion of the property. Yellow and red metal panels decorate the edge of the roof. There is one shed-roof addition in the rear of the building, and concrete parking areas surround the entire property.

Glenmont Amoco Service and Glenmont Exxon Service Stations: Both properties were constructed by 1957 by their respective corporate parents. However, since that time, each has been renovated and now reflects the current corporate image of each oil company. The Amoco station is a rectangular building with a 2-bay garage and an office/shop area. It is covered in brick, with a modified mansard roof which contains a gable addition holding the Amoco sign. This station demonstrates a change in Amoco's corporate thinking about station design during the 1960s. Many of the stations built in between 1932 and 1960 were white, and constructed of enameled steel panels. In the 1960s, as environmental concerns raised public awareness, the oil companies began to redesign the stations to make them fit with the surrounding residential areas. The old station contained an office, a storage area, rest rooms, and a 3-bay service garage. When the new station was built, the orientation of the office was changed from the northwest to the southeast, and rather than the distinctive white panels, the front façade is constructed of brick. Also, the service area became a 2-bay garage. The Exxon station also has garage bays and a shop-office area. The roof is cantilevered out and supported by two columns to provide shelter to customers as they fuel their vehicles.

Period	Areas of Significance		Check and justify below	
__ 1600-1699	__ agriculture	__ economics	__ health/medicine	__ performing arts
__ 1700-1799	__ archeology	__ education	__ industry	__ philosophy
__ 1800-1899	__ architecture	__ engineering	__ invention	X politics/government
X 1900-1999	__ art	X entertainment/	__ landscape architecture	__ religion
__ 2000-	X commerce	recreation	__ law	__ science
	__ communications	__ ethnic heritage	__ literature	__ social history
	__ community planning	__ exploration/	__ maritime history	__ transportation
	__ conservation	settlement	__ military	__ other:

Specific dates   1953-1963   **Architect/Builder**   Various

Construction dates   1952-1963

Evaluation for:

____X____ National Register   _____Maryland Register   _____not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

<u>Summary:</u>

Commercial and residential developers transformed the once rural area known as Glenmont beginning in 1949. At the time, these new houses were at the northern edge of suburban development which engulfed Montgomery County around Silver Spring and Wheaton. Residential development required the attendant civic and commercial structures, as well as new roads to ease the congestion. Between 1953 and 1963, the county government and private developers transformed the east side of Georgia Avenue by creating the Glenmont Shopping Center, several automobile service stations and the police and fire stations on the south side of Randolph Road.

The village of Glenmont in the nineteenth and early twentieth centuries contained a few houses and small farms lining the Washington-Brookville Turnpike, as Georgia Avenue was then called. In the 1830s, the Maryland State Legislature charted many turnpikes, including the Washington-Brookville Turnpike for Allen Bowie Davis. However, it would be another twenty years before the turnpike opened following an act of the State Legislature in February 1850. The turnpike company found maintenance of the road to be difficult, and in 1913 the highway was sold to the Maryland State Roads Commission which promptly paved it. The area remained undeveloped until after World War II, when suburbanization began with the construction of the Glenmont subdivisions. In 1948, the State Roads Commission began planning to widen Georgia Avenue from the District line to Glenmont. The work was completed in 1952 which helped the development along the Georgia Avenue corridor.[2] For example, in 1955, the Wheaton Plaza opened with two department stores and a movie theatre on the Avenue. Its commercial success stimulated additional building ventures, including the Glenmont Shopping Center in 1956. At the same time the civic presence such as police and fire stations also became necessity, as the local population grew. Between 1949 and 1963, Glenmont became a small town on the new frontier of suburban development in Montgomery County, Maryland. As the new developments produced different land use patterns, the older road system restricted the placement of other features. In Glenmont, the police and fire stations face the road and present a unified governmental front on the south side of Randolph Road. However, the Glenmont Shopping Center and surrounding gasoline stations responded to the alignment of Layhill and Randolph Roads, as well as Georgia Avenue. These roads form an irregularly shaped polygon on which the Glenmont Land and Development Company built the shopping center.

Since Glenmont lacked a planned center, the shopping center, police and fire stations helped to form the central business district for the area. However, because the car was the primary mode of transportation, the gas station became the most represented commercial structure. By the 1920s, there was at least one station at the intersection of Georgia Avenue and Layhill Road. It was a dwelling and store with a gas pump, which was a typical combination for the time. Amoco built a second gas station on the northeast corner of Georgia and Randolph, which contained an office, a storage area and a 3-bay garage with two separate pump islands in the late 1940s.

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[2] Kensington-Wheaton Guide, Volume IV, No. 14, November 1, 1952, page 1.

Name   Glenmont Commercial and Civic District
Continuation Sheet

Number _8_ Page 1

As the residential boom continued, the Kensington Volunteer Fire Department added a second station on the southeast corner of Georgia Avenue and Randolph Road. The building was opened on October 4, 1953 and cost $100,000 to build. The Volunteer Fire Company raised the money from the local community by holding dinners, raffles and other events.[3]

With the success of shopping centers south of Glenmont in Wheaton, the Glenmont Land and Development Company began planning the shopping center. In order to attract driving public, the shopping center needed to be visible from the road. Thus its placement at the top of a small rise and at a slight angle to Georgia Avenue makes it visible from the intersection of Randolph Road and Georgia Avenue. The Center was not constructed in one building campaign, but as the developers were able to bring in new business. The first section to be constructed was the smaller Arcade with the Glenmont Bowling Alley in the basement of the building.

The bowling alley has twenty-four lanes and specializes in duckpin bowling. The alley is also named for Alphonse "Tuffy" Leeman, who played for the New York Giants in the 1930s and 1940s. Wilbert Robinson and John McGraw, owners of Diamond Alleys, Baltimore, started the duckpin form of bowling in 1900. Both the duckpins and the bowling ball are smaller than the regular tenpin equipment.[4]

The various service industries which opened in the arcade and surrounding Center, created a type of main street. By 1962, one could visit the barber, have shoes repaired, buy nails and mirrors, mail a letter, buy groceries, and be entertained at the bowling alley. What made the shopping center significant and more appealing to the new suburban shopper was the amount of parking. In sharp contrast to older commercial sites, the parking lot area contained enough spaces for 500 cars, which would accommodate all of the new residents from the Glenmont Village.

As a result of the population growth in the Wheaton-Glenmont area, the County built a new police station on Randolph Road, next to the fire station in 1959. The new station served a population of 65,000 citizens in a 93-square mile district. Fifty-two officers, four desk clerks, and three committing magistrates worked in the building, which also included a large classroom and a four-stall pistol range.[5] In sharp contrast to the commercial modernism of the shopping center, both the police and fire stations are examples of governmental colonial revival. The county's presence provided necessary services for the citizens, in addition to schools and libraries, and the buildings' architectural forms presented a solid and knowable identity.

In 1963, the U.S. Petroleum company purchased a lot from the Glenmont Land and Development Company in order to construct a gas station on Randolph Road. The new station located at the eastern end of the shopping center indicates the continued growth of the area along Randolph Road. Because this was an independent dealer, the station design departed from the earlier white enameled panels like the old Amoco station, and instead incorporated elements from food establishments. The cement blocks are painted

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[3] Kensington Volunteer Fire Department, "History," www.kvfd.org/History/history.html, 09/24/2001, pages 1-2.

[4] Tuffy's Finest: Glenmont Lanes, "Tuffy's Finest," www.geocities.com/joe_mollica, 10/02/2011, page 1; and Stan Kellum, "Stan's History of Duckpin Bowling," www.quis.net/~duckpins/, 09/28/2001, pages 1-3

[5] Montgomery County Department of Police, "Wheaton District, Welcome to 4th District – Wheaton," www.co.mo.us/services/police/districts/wheaton, 09/28/2001, pages 1-2

Maryland Historical Trust
Maryland Inventory of
Historic Properties Form

Inventory No. M:31-30

Name   Glenmont Commercial and Civic District
Continuation Sheet

Number _8_ Page 2

yellow, and the trim on the cornice of the roof is constructed of red and yellow metal panels, and the windows are canted. Like the Arcade in the Shopping Center, the Glenmont Auto Service station is an example of early 1960s roadside architecture.

9. Major Bibliographical References

See continuation sheet Item #9

10. Geographical Data

Acreage of surveyed property   25

Acreage of historical setting

Quadrangle name   Kensington   Quadrangle scale: 1:24,000

Verbal boundary description and justification

Those properties locatedon Montgomery County Tax Map JQ13, Parcels N435, N436, N440, N441, N481, N482, N483, N566, N590, N591, N598, N599, N600, N644, N646, and N697, near the intersection of Georgia Avenue and Randolph Road, Glenmont Vicinity, Silver Spring.

11. Form Prepared by

name/title   *Anne E. Forsyth*

organization   *Maryland State Highway Admin*   date *Oct, 9, 2001*

street & number   *707 N. Calvert St.*   telephone *410-545-8559*

city or town   *Baltimore, MD*   state

Name
Continuation Sheet

Number _9_ Page 1

Item #3: Property Owners: Glenmont Shopping Center, Glenmont Auto Service, Glenmont Amoco, Glenmont Exxon, Montgomery County Police Department 4th District Station, Kensington-Glenmont Volunteer Fire Station No. 18

Item #9: Bibliography

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Name
Continuation Sheet

Number __9__ Page 2

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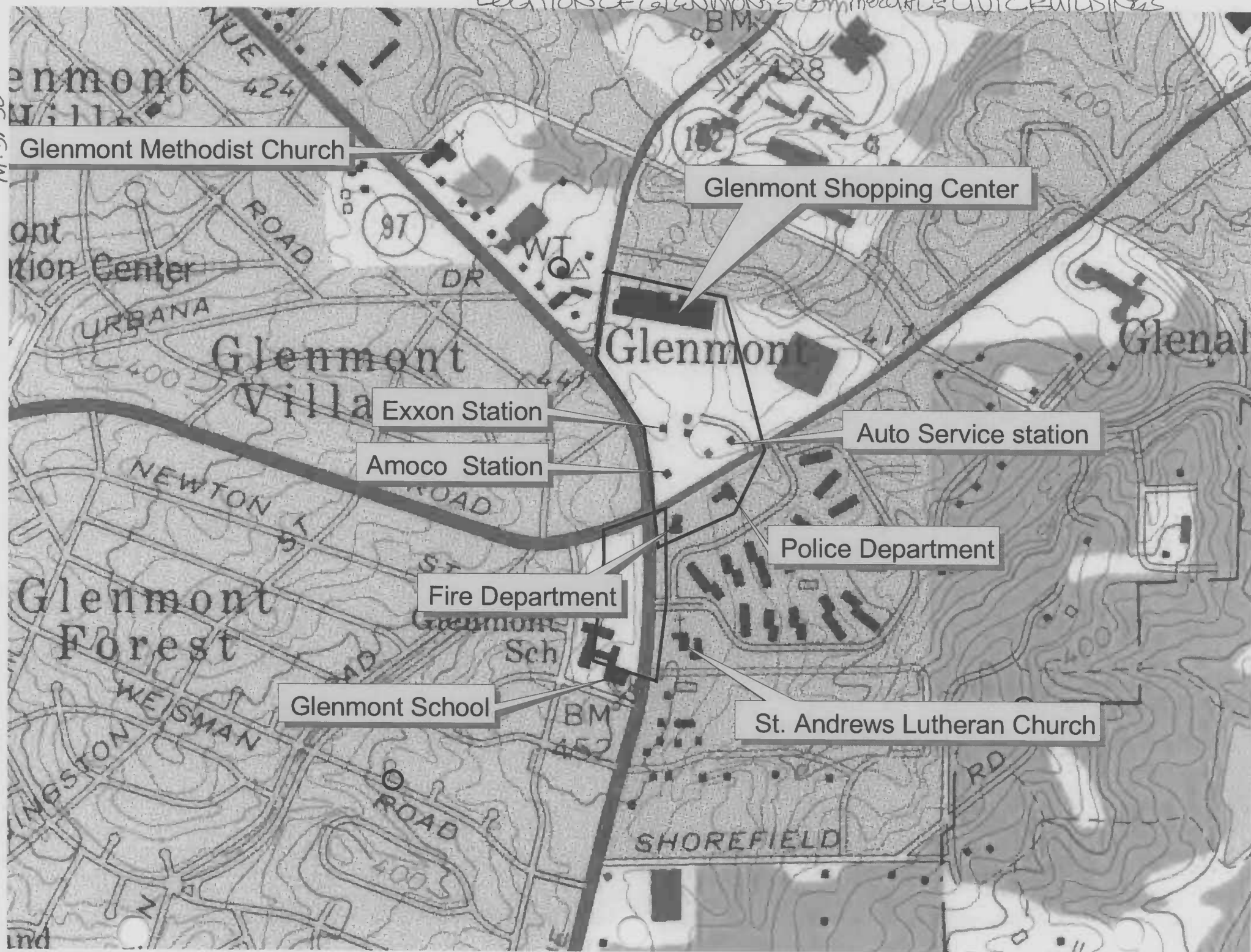   09/28/2001, pages 1-2

*Polk's Silver Spring Bethesda Chevy Chase Kensington Takoma Park Wheaton City
    Directory*, Richmond, Virginia: R. L. Polk & Company Publishing, 1962

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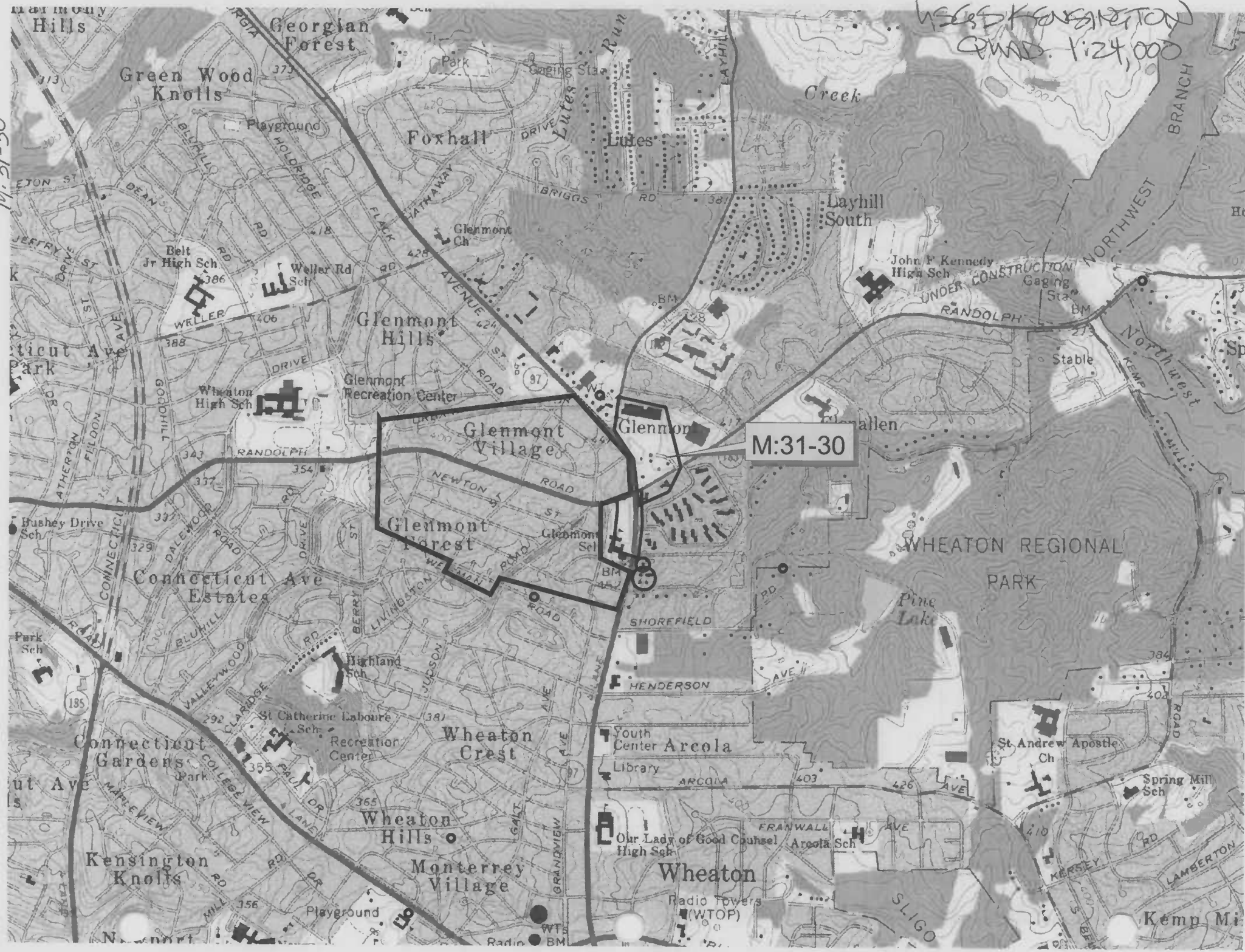   York, May 1957

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    Glenmont, Montgomery County, Maryland, 10/02/2011, page 1

M:31-30

Glenmont Methodist Church

Glenmont Shopping Center

Exxon Station

Auto Service station

Amoco Station

Police Department

Fire Department

Glenmont School

St. Andrews Lutheran Church

Glenmont

Glenmont Villa

Glenmont Forest

Glenal

URBANA

NEWTON ST

WEISMAN

ROAD

DR

97

424

WT

BM

Glenmont Sch

BM
452

SHOREFIELD

RD

USGS Kensington
Quad. 1:24,000

M:31-30

M-31-30
FORMER GRAND UNION, 12331 GEORGIA
AVE, GLENMONT COMM. & CIVIC
DISTRICT
SILVER SPRING, MD.
ANSE BROWER,
SEPT. 2001
MD SHPO
GLENMONT SHOPPING CENTER
FACING NORTHEAST.

M:31-30

GLENMONT SHOPPING CENTER,
GEORGIA AVE., GLENMONT COMM-
a CIVIC DISTRICT
SILVER SPRING, MD
Quince Powder

Sept. 2001

MD SN PO
Glenmont Shopping Center
facing northwest

GLENMONT

ARCADE

BOWLING

THEN & NOW
OLD FURNITURE

"TUFFY" LEEMANS DUCKPIN LANES

GLENMON
BARBERS & HA

STEAMED CRABS

12345 GEORGIA AVE.

CASH IT

M-31-30

Hammond Shopping Center Arcade,
Storefront...
Silver Spring, MD

Anne Bruder.
Sept. 20, 200?
MD SHPO

Arcade entrance signage
facing north

ms. 31-30

Glenmont Shopping Center Arcade

Georgia Ave.

Silver Spring, MD

Purse, Snack

Sept. 2001

MD, HIPO

Arcade entrance facing north

M: 31-70

Glenmont Auto Service; 2301
Randolph Rd.
Silver Spring, MD
Anne Snider.
Sept 2009
MD AHO

U.S. Petroleum gas station early
South facade.

M: 24-24)
Glenmont Auto Service, 2301 Randolph
Rd
Silver Spring, MD.
Quince Orchard.
Sept 2007
MD: SHPO
Glenmont auto Service, north
and west facades.

MONTGOMERY
COUNTY POLICE

2300

M:31-20
Montgomery Co. Police Station
2300 Randolph Rd.
Silver Sp333, MD
Anne Bruder
Sept 2001
MD SHPO
~~Alexanden~~ 4th District Station
Main entrance (with facade)

M:31-70
Montgomery Co Police Station
2300 Randolph Rd.
Silver Spring, MD
Anne Bruder
Sept 2001
MD SHPO
4th District Station, north facade

M-31-30
Kensington Fire Station No. 18
12250 Georgia Ave.
Silver Spring, MD
Anne Bruder
MD SHPO   Sept 2001

Station garage, north facade

M:34-30
Kensington Fire Station No 15
12251 Georgia Ave.
Silver Spring, MD
Quinet Shann
Sept. 2001
MD SHPO

Rear of station with clock
tower (south facade)

M: 20-20

Kensington Fire Station No.18

12250 Georgia Avenue.

Silver Spring, MD

Annex Main

Sept 2007

MW SHPO

Captains office (looking east)